

# Rules for Monthly Stays at Desert View RV Park

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PLEASE READ ALL OF THESE RULES CAREFULLY. IF YOU ARE WARNED/FINED/REMOVED FOR ANY OF THE FOLLOWING IT IS YOUR RESPONSIBILITY TO KNOW THE RULES OF STAYING WITH US PRIOR.

The speed limit in the park is 10 mph. Please respect this limit. The possibility of hitting someone or someone's pet is not worth it. Please make your visitors aware of this rule as well. The entrance road speed limit is 25 and within the park near spaces, 10 mph. Repeated offenses will result in the resident being asked to leave the park without a refund.

- Only one RV, one trailer and 2 vehicles are permitted per site unless approved by park management. If a site can fit less than this the park may request that you store one vehicle or trailer in order to not block neighbors.
- At no time should 2 units be plugged into the electrical source at the site. If it is found that a resident has done this, strict action and a possible hefty fee will be assessed to the account.
- All RV's must be self-contained. This means that your RV is self sustaining - has its own bathroom, has its own holding tank for water, and a working electrical system.
- Quiet hours are from 10 pm to 8 am every day. If management or staff asks you more than twice in one night to be quiet, the police/security will be called to handle the situation. Excessively loud or disturbing noise made at any time is prohibited as well.
- Do not place grills or other flammable objects on picnic tables. Do not sit on picnic tables. A \$100 fine will be assessed to the account if the table is found to be damaged.
- Do not drive, park or walk through another tenant's site. Proper RV etiquette also includes a site that is unoccupied, our staff cleans these sites and driving through them creates more work for us and dirties the site for the next guest.
- Our monthly rates are based on 2 adults and 2 children. Any additional guests are \$6.00 per night they are in the site. More resources are used per site with more guests.

- Please let us know as soon as possible upon your arrival how long you would like to stay in your space. Do not arrive assuming you have the space long term if you do not explicitly make this arrangement with our office. Not making the proper arrangements upon arrival may result in our office having to move your reservation to another space. To avoid this inconvenience, update the office as soon as you know when you will be departing. If you have no set departure date, we will block your reservation for two years to avoid conflicts, or until your requested year.
- A late fee of \$25 will be assessed to the account on the 8th day after the rent and electricity are due. An additional \$10 will be added every week thereafter. Your rent is due every 30 days from the day you arrive. The electric is read on the last day of every month and is due on the 1st of every month.
- By arriving and parking in a space, the resident agrees to leave a valid card on file, even if all future payments are made through cash or check. Otherwise, a \$500 cash security deposit is required that will be returned to you upon your departure.
- We have an auto-pay system available to those who do not want a monthly call for electric or rent. Please come by the office and fill out an auto-pay form if you wish to do this.
- ATVs, side by sides, any kind of motorized recreational vehicles are welcomed in our park on the agreement that they will go the speed limit within the park's boundaries, no tricks or excessive play in the park and will not run their engines past the quiet hour of 10 pm. We have easily accessible trails throughout our whole park, please use them. If any of this is violated you may be asked to not bring your recreational vehicles to our park or may be banned completely from returning.

### **Pet Policies:**

- Well behaved pets are welcomed, but no more than four per rig.

- All animal excrement in the park and in your site must be picked up right away and disposed of properly. There are “doggie depots” throughout the park for your convenience.
- Any animal deemed by management to be “unfriendly” will be immediately removed from the park. Cedar Cove Too Management reserves the right to not allow what they determine to be an excessively aggressive animal to enter or remain in the park.
- Pets should not be left unattended outside the unit for extended periods of time, even if it is leashed or caged. We live in a very warm place where pets should not be outside for too long. Any mistreatment to animals within our park is not tolerated and legal action as well as removal may ensue if management deems it necessary.
- When outside your unit, pets must be on a leash at all times within the park boundaries.
- Portable dog fences are permitted with prior management approval.
- Animals are not allowed to freely roam or be allowed into another tenant’s site without that tenant’s permission.
- Excessive barking will not be tolerated at any hour of day or night.
- By renting a space here at Cedar Cove Too, you accept full responsibility of your animals and agree to indemnify management, staff and Cedar Cove Too RV Park against any type of claim resulting from actions of your pets.

### **Using and Maintaining your Site:**

- Tenants are responsible for maintaining their site in a clean and orderly fashion at all times. Control weeds, keep the area clean and preferably well lit at night to keep pests away, do not leave trash on tables or anywhere around your site.
- Pick up any kind of cigarette butts and properly dispose of them. If a large amount of cigarette butts are found in your site, there may be a fine assessed to your account. No

smoking of any kind is allowed in any of our communal facilities or bathrooms, including vaping.

- Fires directly on the ground are not permitted at any time. Fires must be contained in a designated metal fire pit. No old appliances may be used as fire pits such as washer drums. We sell firewood for \$6.00 a bundle and rent out fire pits for \$5 a night in our store.
- Do not dump any kind of grease on the ground in the site. A cleaning fee may be assessed if we find grease in your site at any time.
- We do not allow washing of vehicles of any sort that uses the park's water line in any way for any reason. Please hire a mobile washing service or take your vehicles to a car wash.
- We do not allow tents of any kind on the ground of your site. You will be asked by staff to remove the tent as well as if there are broken water lines/electrical damages to the site, you will be fined.
- If your sewage overflows or leaks at all you will receive a minimum of a \$100 fine on your account and must clean it immediately. You are responsible to keep your water, electricity and sewer in check or you will be asked to leave our park.
- We do encourage people to make their site comfortable for themselves and to decorate their site but within reason and excessive, outwardly offensive or profane decorations/displays are not permitted. This will be up to the management to decide on whether or not something is excessive or offensive.
- Household furniture, indoor appliances (such as washers/dryers, freezers/refrigerators, bathtubs, etc) car parts, car seats are not allowed outside the RV. Only outdoor furniture and appliances are allowed.
- Yard sales/ rummage sales are not allowed in the park.

- A private business including, but not limited to: child care/ day care, manufacturing, food services, may not be conducted on site unless prior approval by management is granted.
- No illicit drug usage or dealings are tolerated within our park. If it is found that you or one of your guests is using, has possession or is dealing any illegal drugs, law enforcement will be called to your site and you will be immediately removed from the park with no refund.
- Your unit, as well as all of its accessories, must be and stay in good condition.
- Temporary canvas carports or tarps of any kind are not permitted at the sites. Sun-screens and sun sails are allowed, however they must not be permanently installed. We suggest showing a picture to staff/management before you buy and put up a new kind of shade for approval.
- Porches, storage sheds, fences, decks, carports, or enclosures are not permitted without prior management approval.
- The park reserves the right to refuse entrance to any RV that is older than 15 years or is in poor condition. Older rigs are welcome to stay with us if they are in good shape. If any rig becomes unsightly or falls into disrepair over the course of your stay with us, Cedar Cove Too Management reserves the right to request a tenant to leave the park if they do not make the needed repairs - cosmetic or otherwise.
- Water cooling systems, such as a swamp cooler, are not allowed in any rig or park model.
- No major repairs to vehicles are allowed in the site or on the property.
- All vehicles, including recreational vehicles, must be fully legal, registered and insured. Any non-operating or dilapidated vehicle is not allowed on park premises or in the site.
- Cedar Cove Too is a predominantly adult park. Children ages 16 and under are allowed to stay up to a week, or come and go for temporary amounts of time. Children must be

attended throughout the park's facilities. Parents are responsible for the safety of their own children.

### **Using our facilities:**

- We offer amenities to our guests to make your stay more enjoyable and comfortable. They are communal spaces that are maintained by our staff but must also be taken care of by the tenants that use them. Any tenant or tenant's guests found to have damaged, defaced or stolen any of Cedar Cove Too Rv Park's property or other tenants' property may face legal action, fines and/or removal from the park.
- We offer free wifi to our guests. This wifi is unable to accommodate streaming from TV's, consoles or other large devices. We are in a rural area where wifi does not have the same capacity as in a city. It may be slower during high traffic times of the day. If you are unable to connect to our wifi, it may be that your rig or your neighbor's rig is blocking the signal. We allow our monthly tenants to install their own wifi and recommend it for long term stays. Please speak with management/staff before doing this.
- The laundry facilities are open to our guests 24 hours a day 7 days a week, Do not underload or overload any washing machines. Do not load single items, pillows, pet beds, rugs or shoes in our washers. If you are found doing this or damaging any of our washers or dryers, there will be an appropriate fine assessed to your account.
- Our private bathrooms are available for your convenience. DO NOT leave doors open or propped in any way. This allows pests, snakes and strangers into the bathrooms. Only 2 people are allowed in a single bathroom at one time. Please shut the lights off when you leave a bathroom to not attract bugs. Do not leave heaters going for longer than 30 minutes and shut it off completely when you leave. Use both shower curtains provided and do not flood the bathrooms. Please do not wash animals in our showers,

we have an outdoor shower available for this. Lastly, leave the space as clean as you can for the next person!

- If you are wanting to send/receive mail during your stay with us we do have a mailroom in our office area that is free to use. We pick up USPS every day except Sunday. FedEx and UPS are available to drop off packages to our office as well. Please use the following addresses:

- 661 Warm Springs Blvd

-P.O. Box 870

Elephant Butte, NM 87935

Elephant Butte, NM 87935

Please put your FULL name and your space number, as well as the RV park name in the second address line.

- Our Cedar Cove Too office offers a small store of toiletries, rv parts, snacks, drinks, ice cream, ice and complimentary coffee. Come by and see us!

### **RV Park Etiquette & Disciplinary Action:**

- During certain seasons we host free to low cost activities for our guests to meet new people and build community within the park. These include hikes, paintings and crafts, field trips, lunches/brunches, book clubs, yoga and more. If you would like to participate, join our emailing list, and talk to staff about how you may get involved or join a group. All are welcome!
- All final decisions of events and event times are up to the management. No single group or person may negate times of a desired event, even if you are a returned guest.
- Please always be respectful of your neighbors by not infringing upon their privacy in any way and respecting the rules outlined above. We do not tolerate harassment of any sort to any person on our property or towards our staff. If staff receive multiple negative character reviews of a tenant, that tenant may be asked to leave the park in order to maintain our friendly, compassionate and fun community.

- We give out formal warnings to our residents that violate the rules stated above that are given to you in your mailbox or at your site in written form. We work on a three strike system for lesser violations. There are many other, more serious violations that result in immediate removal or fines. On the third formal warning you may be fined or asked to leave our park. The decision for removal and the amount of a fine is up to management.

By signing below, and initialing each page you agree to abide by all of the rules outlined in this packet. We want you and our other guests to have a pleasant stay with us. Feel free to reach out to any of our staff or management for clarification or guidance during your stay. Thank you!

(Signature) \_\_\_\_\_

(Date) \_\_\_\_\_